

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	County Road 450 S. Reconstruction
Parcel:	5
Page:	1 of 3

THIS INDENTURE WITNESSETH, That Park 350 Partners, LLP, an Indiana limited liability partnership, the Grantor of Tippecanoe County, State of Indiana Conveys and Warrants to the **Tippecanoe County Board of Commissioners**, the Grantee, for and in consideration of the sum of Eighty Eight Thousand Seven Hundred Eighty Two Dollars (\$88,782.00) (of which said sum \$88,782.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal descriptions attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement, is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The Grantor assumes and agrees to pay the 2021 payable 2022 real estate taxes and assessments on the above-described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

The undersigned represent and warrant that they are the Partners of the Grantor; that the Grantor is a partnership validly existing in the State of its origin and , where required, in the State where the subject real estate is situated; that the Grantor has full capacity to convey the real estate interest described; that pursuant to a resolution of the partners of the Grantor or the Partnership Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments that they had full authority to so act; and that all necessary partnership action for the making of this conveyance has been duly taken

Interests in land acquired by the Tippecanoe
County Board of Commissioners
Grantee mailing address:
20 N. 3rd Street, Lafayette, IN 47901
I.C. 8-23-7-31

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IN WITNESS WHEREOF, the said Grantor has executed this instrument this 23rd day of November, 2022.

Park 350 Partners, LLP, an Indiana limited liability partnership

Jason J. Bricker (Seal)
Signature
Jason J. Bricker, Partner
Printed Name

STATE OF INDIANA:

SS:

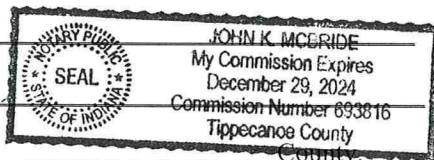
COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Jason J. Bricker, Partner of Park 350 Partners, LLP, an Indiana limited liability partnership, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 23 day of November, 2022.

John K. McRide
Signature
Printed Name

My Commission expires _____
My Commission Number _____
I am a resident of _____ County.



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Interests in land acquired by, the Tippecanoe County Board of Commissioners, Tippecanoe County, Indiana

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

This instrument prepared by Douglas Joseph Masson, Attorney at Law.

No. 19474-53
200 Ferry Street, Suite C
P.O. Box 99
Lafayette, IN 47902-0099

Grantee's mailing and tax bill address:
Tippecanoe County Board of Commissioners
20 North 3rd Street
Lafayette, IN 47901

Legal Description prepared by Ryan A. Selby, License Number LS21700017

EXHIBIT "A"

Project: C.R. 450 S. Reconstruction
Parcel: 5 Fee Simple
Code: N/A
Tax ID: 79-11-13-200-001.000-033
Form: WD-1

Sheet 1 of 1

A part of the Northeast Quarter of Section 13, Township 22 North, Range 4 West, located in Tippecanoe County, Indiana, and being a part of the grantors' land lying within the right-of way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the northwest corner of said Northeast Quarter, designated as point "253" on said parcel plat; thence South 89 degrees 48 minutes 11 seconds East 47.40 feet along the north line of said Northeast Quarter to point "356" designated on said parcel plat; thence South 0 degrees 33 minutes 52 seconds East 1340.34 feet to the south line of the grantor's land; thence North 89 degrees 54 minutes 38 seconds West 49.28 feet along said south line to the west line of said Northeast Quarter; thence North 0 degrees 29 minutes 03 seconds West 1340.40 feet along said west line to the point of beginning and containing 1.487 acres, more or less, inclusive of the presently existing right-of-way which contains 0.334 acres, more or less.

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 24th day of July, 2022.

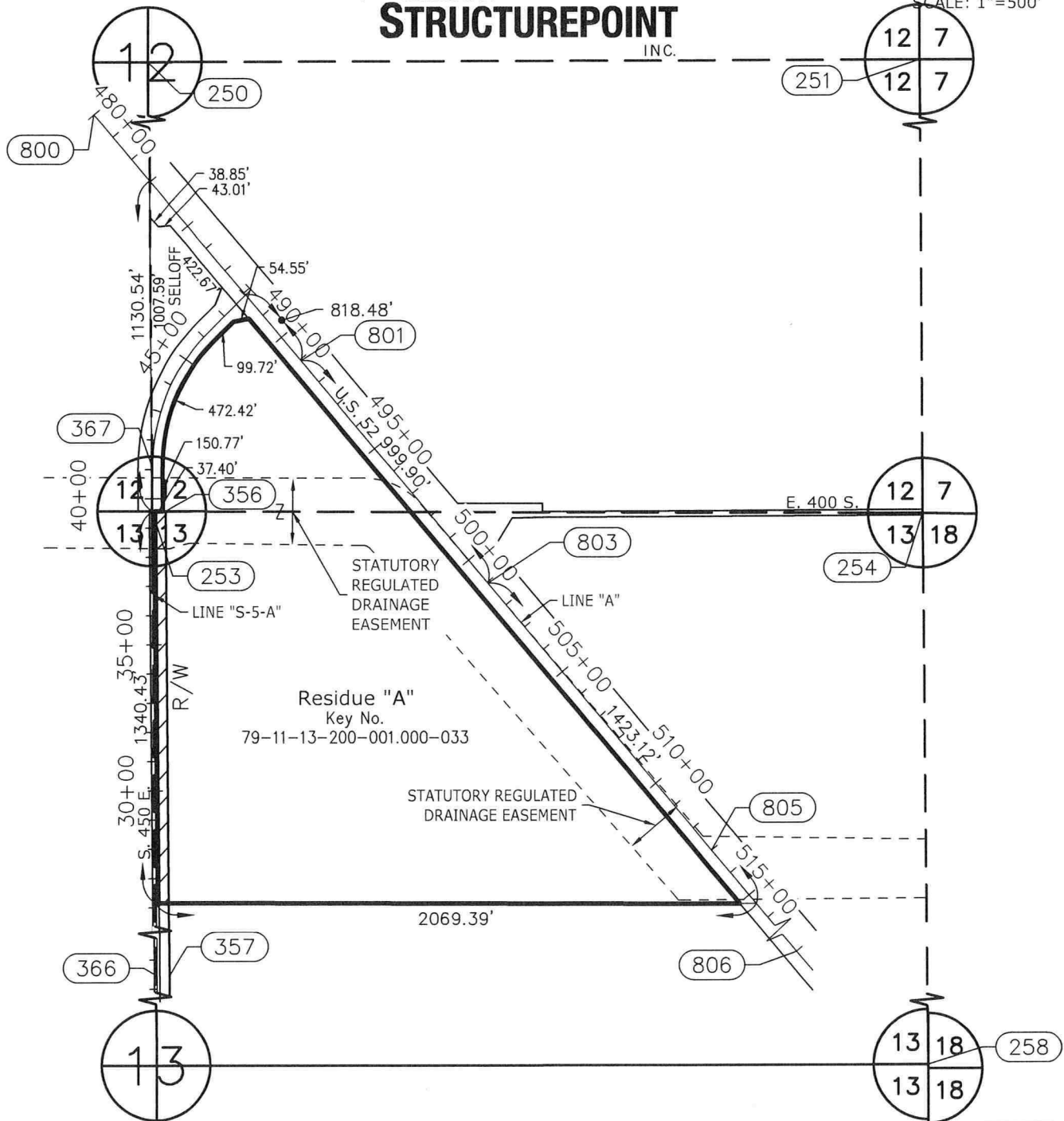
Ryan A. Selby



EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
Prepared for Tippecanoe County, Indiana
by: AMERICAN

SHEET 1 OF 2

0 250' 500'
SCALE: 1"=500'



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: PARK 350 PARTNERS LLP
PARCEL: 5
CODE: N/A
PROJECT: C.R. 450 S. RECONSTRUCTION
ROAD: C.R. 450 S.
COUNTY: TIPPECANOE
SECTION: 12 & 13
TOWNSHIP: 22 NORTH
RANGE: 4 WEST

DRAWN BY: MAP
CHECKED BY: RAS
DES. NO.: N/A

INSTR. NO. 201010024511, DATED DECEMBER 23, 2010
INSTR. NO. 201515006171, DATED APRIL 16, 2015 (SELLOFF)

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

The attached **Warranty Deed – Parcel 5 (450 S Reconstruction Project)** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this 19 day of December , 2022

David S. Byers, President

Tracy A. Brown, Vice President

Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor